

**City of Aberdeen Council Meeting  
July 28, 2014**

**Present:** Mayor Bennett, Councilwoman Elliott, Councilman Garner,  
Councilwoman Landbeck, and Councilwoman Young

**Absent:** None

**Also Present:** Douglas Miller, City Manager  
Phyllis Grover, Director of Planning and Community Development  
Henry Trabert, Chief of Police  
Opiribo Jack, Director of Finance  
Monica Correll, City Clerk  
Doris Manner, Recording Secretary

Mayor Bennett called the meeting to order at 7:00 p.m. in the Council Chambers. The prayer was led by Pastor Stephen A. Lyons, Bread of Life Church and the Pledge of Allegiance was led by Councilman Garner. The City Clerk read the Statement of Closed Session for June 16, 2014.

Statement of Closed Session:

On July 16, 2014, the Mayor and Council held a regularly scheduled Business Meeting, Work Session in Council Chambers at 4:00 p.m. All members voted by roll call in the affirmative to close the session.

At approximately 4:31 p.m., a closed session was convened by the Mayor and Council in the second floor administrative conference room. Members present were: Mayor Michael E. Bennett, Councilwoman Elliott, Councilman Bruce Garner, Councilwoman Sandra Landbeck, and Councilwoman Ruth Ann Young. Also in attendance were Douglas Miller, City Manager, and Monica Correll, City Clerk.

The session was held pursuant to the Open Meetings Act, Section 10-508(a): (3) to consider the acquisition of real property for a public purpose and matters directly related thereto.

During this meeting, the Mayor and Council discussed, with the City Manager, the property for sale at 102 North Rogers Street for the potential purchase of the property. No action was taken at this meeting.

The meeting was adjourned at 4:54 p.m.

Approval of Minutes:

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young to approve minutes from the following meetings:

Council Meeting, June 2, 2014  
Business Meeting/Work Session, June 16, 2014  
Closed Session Minutes, June 16, 2014  
Business Meeting/Work Session, July 14, 2014  
Business Meeting/Work Session, July 21, 2014

**The minutes were approved by a vote of 5 – yes.**

**PRESENTATIONS:**

Mayor Bennett announced the winners of the Aberdeen Heritage Trust Beautification Awards in appreciation of their participation in the beautification of the City: Adgelene Pender, 26 Mitchell Avenue and Barbara Martin and Ted Lyons, 434 Grasmere Drive.

**PUBLIC HEARING:** Ordinance No. 14-O-13, Amendment to the 2011 Comprehensive Plan

Public Comments:

1. John J. Gessner, PA, 26 S. Main Street, Bel Air: Mr. Gessner said that, as the attorney for Hardy Storage, LLC, he hoped for passage of the ordinance since the land must be included in the Comprehensive Plan in order to be considered for annexation.

The Mayor deferred the vote for adoption of Ordinance No. 14-O-13, Amendment to 2011 Comprehensive Plan to the September 29, 2014 Council Meeting.

**PUBLIC COMMENT:**

1. Michael Hiob, Graceford Drive, Aberdeen: Mr. Hiob expressed his dissatisfaction on how the Mayor used a car owned by the municipality.

**LEGISLATIVE SESSION:**

1. Resolution No. 14-R-09, Aberdeen Police Dept. Pension Plan, Sixth Amendment (For Introduction/Adoption) The Mayor postponed this resolution to a future meeting.
2. Resolution No. 14-R-13, Home2 Suites for the Greater Aberdeen-Havre de Grace Enterprise Zone (For Introduction/Adoption)

Mayor Bennett introduced Resolution No. 14-R-13, Home2 Suites for the Greater Aberdeen-Havre de Grace Enterprise Zone. This was a ten-year tax credit and criterion was met for the enterprise zone.

A motion was made by Councilwoman Garner and seconded by Councilwoman Landbeck to approve Resolution No. 14-R-13, Home2 Suites for the Greater Aberdeen-Havre de Grace Enterprise Zone.

**The motion passed by a vote of 5– yes.**

3. Ordinance No. 14-O-08, Acceptance of Curry Family Trust Gift (For Adoption)

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young to approve Ordinance No. 14-O-08, Acceptance of Curry Family Trust Gift. Council discussion followed about the plan for the property and its role befitting the vision for the City. The plan for the .75 acre land gift was to make it into a landscaped, fenced dog park. The Curry family stipulated that the land be used for a public purpose and named after named after the late, former Commissioner G. Dwayne Curry. Councilwoman Elliott expressed her disapproval for its use as a dog park.

**The motion passed by a vote of 5– yes.**

4. Ordinance No.14-O-14, Amendment to Personnel Manual; APD Pay Period (For Adoption)

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young to approve Ordinance No. 14-O-14, Amendment to Personnel Manual; APD Pay Period.

**The motion passed by a vote of 5– yes.**

5. Ordinance No. 14-O-15, Repealing Registration for Bicycles (For Adoption)

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to approve Ordinance No. 14-O-15, Repealing Registration for Bicycles.

**The motion passed by a vote of 5– yes.**

6. Ordinance No. 14-O-16, Revision of the Code, Chapter 190, Alarms (For Adoption)

A motion was made by Councilman Garner and seconded by Councilwoman Young to approve Ordinance No. 14-O-16, Revision of the Code, Chapter 190, Alarms.

**The motion passed by a vote of 5– yes.**

**BUSINESS OF THE CITY:**

1. Unfinished Business - None

2. New Business

a. Appointment of Counsel for the Ethics Commission

Mayor Bennett nominated Ms. Elissa Levan, Esquire as Counsel for the Ethics Commission. The Mayor read Ms. Levan’s biography and qualifications. The intent was

to use a different attorney, rather than the City Attorney, to eliminate potential conflicts in ethics-related matters.

**The nomination carried with a vote of 5- yes.**

3. Business from the Director of Planning and Community

a. Preliminary Site Plan Review for the Village at Forest Brooke

Ms. Grover explained that the developer of the Village at Forest Brooke was Schofield Gardens, LLC. The property was 12.36 acres, zoned R3, and located at Bush Chapel Road and Schofield Road. Access would be off of Schofield Road and the main access off of Bush Chapel Road. Improvements are planned to be made to the roads. It was recommended for approval by the Planning Commission at their May 28, 2014 meeting. The site plan calls for 11 buildings with a total of 84 units, consisting of 56 two-bedroom, manor house units and 28 three-bedroom, villa-type units. There will be a recreational trail, parking for each building, and stormwater management facilities. A homeowners association will be assigned. A traffic impact analyst, completed in March 2014 by A. Morton Thomas and Associates, was provided to the Planning Commission and to the public.

Ms. Grover then introduced: David L. Orr, Chairman, Orr Partners, Reston Virginia; Megan V. Maffeo, Senior Landscape Architect, Morris & Ritchie Associates, Inc., Abingdon, Maryland; Paul Muddiman, Vice President, Morris & Ritchie Associates, Inc., Abingdon, Maryland; and Lawrence I. Rosenberg, President, The Mark Building Company, Owings Mills, Maryland. Ms. Maffeo reviewed the site plan, Mr. Rosenberg reviewed the architecture, and Mr. Orr discussed the community outreach efforts and the homeowners association (HOA).

Mr. Orr explained the operations of the HOA and that community concerns were addressed during a community outreach session. The utilities would be privately owned and maintained by the HOA; the HOA fee would be about \$60/month. He also said that they increased the buffer to 35 feet and that they would build the sidewalks, curbs, gutters, and paving voluntarily. The trail would be built pending Maryland Department of the Environment approval due to the wetlands area. Water would be detained on the site with no flow through Woodland Greens. Trees would be replanted near a sewer line area that had been previously forested. His organization had met with members of the Board of Woodland Greens.

Council discussion followed. Mr. Orr noted that there would be one HOA for the entire community and that language would be added to the agreement for nonperformance of the HOA. The City would take care of the issues and assess the cost back to the homeowners.

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to approve the Preliminary Site Plan for the Village at Forest Brooke.

**The motion passed by a vote of 4– yes; 1 – no.**

**Ayes: Mayor Bennett, Councilwoman Elliott, Councilman Garner, and Councilwoman Landbeck**

**Nays: Councilwoman Young**

4. Business from the Chief of Police – No report.
5. Business from the Director of Finance – No report.
6. Business from the City Manager

Mr. Miller updated the Council that the properties left in disrepair on Route 22 have been sold and that the owners plan to have them demolished. According to the Maryland State Highway Administration, the properties at the intersection of Paradise Road and Route 22 have asbestos issues which are being mitigated with demolition scheduled to occur in August.

**BUSINESS OF THE COUNCIL:**

1. Business from the City Council

The public was reminded of the appropriate size of items for bulk pick up.

2. Business from the Mayor

The Mayor made the following announcements:

Next Business Meeting/Work Session: Monday, August 4, 2014 at 4:00 p.m.;

Next Planning Commission Meeting: Wednesday, August 13, 2014, 7:00 p.m.;

Cal Ripken World Series, August 8-17, 2014;

Cal Ripken World Series Parade, Saturday, August 9, 2014, 10:00 a.m.;

Aberdeen Fire Department Bingo, Saturday, September 6, 2014, 1:00 p.m. (doors open at noon).

**ADJOURNMENT:**

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young to adjourn the meeting at 8:15 p.m. The motion carried unanimously.